



CITY OF LONG BEACH

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6610

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach purposes of CEQA, proposes to adopt a

1. **Project Location:**

2. **Project Title:**

3. **Project Description:**

4. Review period during which the Lead Agency will receive comments on the proposed

Starting Date:

Ending Date:

5. Public Meeting of the Planning Commission for ND-32-04:

Date:

Time:

Location: City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:

For additional information contact:

CITY OF LONG BEACH
PLANNING COMMISSION

PROJECT:

I. TITLE:

II. PROPONENT

III. DESCRIPTION

IV. LOCATION

V. HEARING DATE & TIME

VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: _____ Date: _____

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

INITIAL STUDY



Prepared by

City of Long Beach
Department of Planning and Building
Community and Environmental Planning

INITIAL STUDY

- 1. Project title:**
- 2. Lead agency name and address:**
- 3. Contact person and phone number:**
- 4. Project location:**
- 5. Project sponsor's name and address:**
- 6. General Plan:**
- 7. Zoning:**

8. Description of project:

9. Surrounding land uses and setting:

10. Other public agencies whose approval is required:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	National Pollution Discharge Elimination System	Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENT IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?				

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including Liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				

VII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise degrade water quality?				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

X. MINERAL RESOURCES – Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:

- a) Result in a significant loss of pervious surface?
- b) Create a significant discharge of pollutants into the storm drain or water way?
- c) Violate any best management practices of the National Pollution Discharge Elimination System permit?

XII. NOISE – Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				

XIII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?				
f) Result in inadequate parking capacity?				
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				
XVII. UTILITIES AND SERVICE SYSTEMS –				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

The project area is located in the southwest quadrant of the Willow Street / Atlantic Avenue intersection. The component of the proposed project that would create a Subarea 2 in PD-25 could affect views in the immediate area. The component could ultimately result in four stories of building mass. Because new development would alter the appearance of the project area, the response to the question cannot be "No Impact." A change in the appearance of the project area would not be anticipated to be substantially adverse. Therefore, new development that could occur in the new Subarea 2 of PD-25 would be less than significant in its impact upon the surrounding area.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact.

The project area is located in an urbanized area that does not contain any natural scenic resources. It is not located adjacent to any State Scenic Highway. Please see the response to V.a. for a detailed discussion regarding historic resources.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact.

The component of the proposed project that would create Subarea 2 in PD-25 could alter the visual character of the project area over time. The creation of Subarea 2 would allow for the appearance of the project area to evolve. The evolution would not be expected to substantially degrade the area or its surroundings.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact.

The project site is located in an area that is urbanized with nighttime light sources. While the senior housing component of the proposed project would introduce additional light sources into the vicinity over that which currently exists, the light sources would not be expected to adversely affect views in the immediate area.

II. AGRICULTURE RESOURCES

No Impact. (for a, b and c)

The project area is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located within a sector of the city that has been built upon for well over half a century. Development of the proposed project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would include development of a 66-unit low-income senior housing complex. The complex is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less than Significant Impact with Mitigation Incorporated.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government

actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
SO _x	150	150

Construction emissions would involve demolition and new construction. The related emissions would be estimated to be below threshold levels. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-1 Screening Table for Estimating Total Construction Emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Construction Emissions	17.92	24.15	43.81	29.74
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

The primary long-term emission source from the proposed project would be vehicles driven by residents and guests of the proposed development. A secondary source of operational emissions would be the consumption of natural gas and the use of landscape maintenance equipment. Estimated automobile emissions from the project are listed in the table below. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-7 Screening Table for Estimating Mobile Source Operation Emissions. Based upon these estimates, the proposed project would not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Project Emissions	8.37	10.41	42.61	16.41
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

The following mitigation measure is included to reduce the possibility that the proposed project would violate any air quality standard or contribute to an existing or projected air quality violation during all phases of demolition and construction:

II-1 As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact.

Please see III (a) and (b) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large.

With the implementation of Mitigation Measure II-1, the proposed project would not be anticipated to produce substantial levels of any pollutant concentration that could affect sensitive receptors.

e. Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact.

One component of the proposed project would involve the development of 66 low-income senior housing units. This would require demolition and new construction. The project would be required to comply with City requirements applicable to the maintenance of refuse areas to minimize potential odors, including the frequency of refuse collection at the site.

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The location of proposed Subarea 2 and the senior housing project site are both within an urbanized portion of the city, and are adjacent to other existing residential and commercial structures. The vegetation consists of common horticultural species in landscaped areas. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the neighborhood is limited to that typically found in highly populated and urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominantly located in the southeast sector of the city.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

Less Than Significant Impact.

The following Historic Resources CEQA Assessment was prepared by Janet Ostashay, City of Long Beach Historic Preservation Officer:

The survey study area includes both sides of the 500 block of Vernon Street and a portion of Atlantic Avenue between the old Pacific Electric right-of-way to the south and East Willow Street to the north. Developed primarily within the Junction Park Tract in the Central Long Beach area the survey area includes 20 parcels with 25 properties. Eighteen of these parcels are developed with improvements while the remaining lots are vacant. The improvements along Vernon Street are comprised of residential dwellings, the majority of which were built within the first quarter of the twentieth century. The 8 lots along the west side of the 2500 block of Atlantic Avenue were developed between 1910 and 1988. And a small grouping of residential structures accessed from East Willow Street were built in the mid-1930s with the exception of two dwellings which were erected just after the turn of the twentieth century.

The survey study area includes land that was once covered by farms and ranches. Such ranches included the Densmore Ranch which grew fruit, the Moore Ranch that consisted of a 40-acre orange grove, the small Harnett Ranch, and the Saunders Ranch on the east side of Atlantic Avenue. The area was slow to develop until the Pacific Electric Railway came to Long Beach in 1902. The Huntington Beach segment of the Pacific Electric line was completed from the Long Beach line at the Willow Street Station to Huntington Beach in 1904, and later to Newport Beach (in 1905) and Balboa (in 1906). Along this line between Willow Street and Atlantic Avenue a triangular shaped tract was formed called the Junction Park Tract. This tract was divided in an east-west direction by Vernon Street. It was eventually subdivided into irregular shaped lots and further developed by various individuals with the construction of small residential dwellings. Most of the structures built were modest single-family, wood-family bungalows. A large Spanish Colonial Revival style multi-family complex comprised of a number of attached and detached units was built during a span of years from 1927 to 1937. These structures are along Willow Street, though much of it extends south to the Pacific Electric Railway's right-of-way and Vernon Street. Commercial development occurred along Atlantic Avenue right after the conclusion of World War II. Since this area was initially developed, many of the buildings have undergone unsympathetic changes to their exterior and interior features. Nonetheless, the neighborhood is reflective of the early residential development patterns of the central Long Beach area.

Just east of the survey study area is the Sunrise Boulevard Historic District. This small neighborhood is located south of Willow Street, east of Atlantic Avenue, and north of the old Pacific Electric Railway right-of-way. Interior streets of the district include Lime Avenue, Olive Avenue, Vernon Street, and Sunrise Boulevard. The area has a distinctive history and visual identity, reflecting specific historical, cultural, and architectural characteristics. With approximately 47 contributing properties, the neighborhood was deemed a City of Long Beach Landmark Historic District in 1990.

The properties located within the survey study area were identified and evaluated based on the California Office of Historic Preservation survey methodology, which allows for a 45-year old threshold for surveying properties for historical significance. Additionally, the survey approach recommended by the National Park Service in their technical assistance bulletin entitled "Guidelines for Local Surveys: A Basis for Preservation Planning," was also utilized.

Upon concluding the survey process three properties, which together form a distinctive cluster of multi-family dwellings, were identified as potentially eligible for local designation as an individual landmark. The grouping of Spanish Colonial Revival designed apartment units at 520 East Willow Street and those at 539-545 and 547-549 Vernon Street are significant for their distinctive historical and architectural importance to the area. Historically, they physically manifest elements of the City's early residential development patterns in their style, property type, use, location, and age. Architecturally, they are very good representative examples of the Spanish Colonial Revival style as evident in multi-family housing. Much of their integrity qualities, which includes location, design, setting, materials, workmanship, feeling, and association are still intact. Upon concluding the historic assessment these properties have been assigned an OHP California Historical Resource Status Code rating code of 5S3: appears to be individually eligible for local listing or designation through survey evaluation. For the purpose of CEQA compliance these properties are considered historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

Nine additional properties within the survey study area were found to merit special consideration in the local planning process because of their architectural character. In particular, the structure located at 2555-2565 Atlantic Avenue. Comprised of three separate structures they appear, from the street, as one because of the row of prominently placed gable ends flanking each of the storefront openings. Built at various times (1945, 1947, 1988), these properties were made to look as one when the new building at 2555 Atlantic Avenue was built in 1988. However, all of the structures along this block of Atlantic (new and old) have been

severely altered thereby compromising their integrity. These buildings along with the other properties along Vernon Street and Atlantic Avenue that were identified as eligible for special consideration in the planning process were also assessed as ineligible for federal, state, and local designation because they lacked sufficient historical and architectural importance for such recognition. All of these properties were assigned an OHP rating code of 6L: determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

The remaining 12 properties, including the vacant/parking lots, were found to be ineligible for any type of designation or special consideration due to lack of architectural and/or historical significance and compromised integrity. These properties were assigned an OHP rating code of 6Z: ineligible for National Register, California Register, or local designation. For the purposes of CEQA compliance those properties given an OHP evaluation rating code of either a 6L or 6Z are not considered historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

The findings of this survey assessment are summarized in the table below:

Table 1
Properties Surveyed within Survey Study Area

Address	APN	Property Type	Date Built	Style	OHP Rating
520 East Willow Street	7208-006-007, -005, -004	MFR	1901/1927 /1937	Spanish Colonial Revival	5S3
539-545 Vernon Street	7208-006-016	MFR	1937	Spanish Colonial Revival	5S3
547 Vernon Street	7208-006-017	MFR	1937	Spanish Colonial Revival	5S3
550 Vernon Street	7208-006-034	SFR	1922	Craftsman Bungalow	6Z
555 Vernon Street	7208-006-910	SFR	1918	Craftsman Bungalow	6L
560 Vernon Street	7208-006-033	SFR	1918	Craftsman Bungalow	6Z
561 Vernon Street	7208-006-902	SFR	1921	Craftsman Bungalow	6L
566 Vernon Street	7208-006-032	SFR	1919	Craftsman Bungalow	6Z
567 Vernon Street	7208-006-020	SFR	1918	Craftsman Bungalow	6L
572 Vernon Street	7208-006-031	SFR	2000	Contemporary	6Z
575 Vernon Street	7208-006-903	SFR	1912	Craftsman Bungalow	6L
No Address (Vernon St.)	7208-006-904	Vacant	N/A	Parking Lot	6Z
580-86 Vernon Street	7208-006-026	MFR	1948	Vernacular	6Z

592 Vernon Street	7208-006-026	SFR	1910	Craftsman Bungalow	6Z
2515 Atlantic Avenue	7208-006-030	SFR	1922	Craftsman Bungalow	6L
2517 Atlantic Avenue	7208-006-030	SFR	1921	Craftsman Bungalow	6L
2525 Atlantic Avenue	7208-006-029	Commercial	1940	Vernacular	6Z
2525 ½ Atlantic Avenue	7208-006-029	SFR	1921	Craftsman Bungalow	6Z
2527 Atlantic Avenue	7208-006-028	Vacant	N/A	Vacant Lot	6Z
2535 Atlantic Avenue	7208-006-027	SFR	1922	Vernacular	6Z
2537-39 Atlantic Avenue	7208-006-027	Commercial	1966	Vernacular	6Z
2545 Atlantic Avenue	7208-006-026	Commercial	1947	Vernacular	6Z
2551-55 Atlantic Avenue	7208-006-907	Commercial	1988	Vernacular	6L
2557-59 Atlantic Avenue	7208-006-906	Commercial	1947	Vernacular	6L
2565-71 Atlantic Avenue	7208-006-905	Commercial	1945	Vernacular	6L

Key:

APN: Assessor's Parcel Number

OHP: (California) Office of Historic Preservation

5S3: Appears to be individually eligible for local listing or designation through survey evaluation

6L: Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning

6Z: Found ineligible for National Register, California Register, or local designation through survey evaluation

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

No Impact.

The project site is located outside the area of the City expected to have the higher probability of latent artifacts. The development component of the proposed project would involve demolition and new construction, but would not involve excavation. The proposed project would not be expected to affect or destroy any archaeological resource due its geographic location.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

There are no known paleontological resources or unique geologic features associated with the project site. No impact to these types of resources would be anticipated.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact.

The project site would not be anticipated to house any human remains. Therefore, there would be no impact to such a resource.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact.

Per Plate 2 of the Seismic Safety Element of the General Plan, no faults are known to pass directly beneath the project area. The Alquist-Priolo Special Studies Zone is located east of what would be Subarea 2 of PD-25. The most significant system in the vicinity of the project area is the Newport-Inglewood fault zone. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact could be anticipated.

ii) Strong seismic ground shaking?

Less Than Significant Impact.

The relative close proximity of the Newport-Inglewood fault zone could create substantial ground shaking in the project area if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur in the area during a seismic event. All new development in the project area would be required to be constructed in conformance with all current state and local building codes relative to seismic safety. A less than significant impact would be anticipated.

iii) Seismic-related ground failure, including Liquefaction?

No Impact.

Per Plate 7 of the Seismic Safety Element, the proposed project is located in a part of the city where the potential for liquefaction to occur is minimal. Therefore, no Impact is anticipated.

iv) Landslides?

No Impact.

Per the Seismic Safety Element, the project site is outside the area where landslides would be anticipated to occur. Therefore, no impact would be expected.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact.

New development in the project area would be expected to result in minimal soil erosion during demolition and construction. The project area is relatively flat and the requirements of Rule 403 would be enforced, which would also minimize erosion. A less than significant impact would be anticipated.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

According to the Seismic Safety Element, the project site is located on soil made up of predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. There is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact.

Please see VI. (c) above for discussion.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?

No Impact.

Sewers are in place in the vicinity of the project site. The use of septic tanks or an alternative waste water disposal system would not be necessary and no impact would be anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact.

The proposed project includes two components: an amendment to create a Subarea 2 in PD-25 and a 66-unit low-income senior housing complex. Neither the land uses permitted in the new Subarea 2 nor the function of the senior housing complex would involve the transport, use or disposal of hazardous materials. The project area would not be anticipated to create any significant hazard to the public or the environment, but because some demolition would be necessary, a less than significant impact response is appropriate.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact.

Please see VII (a) above for discussion.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

No Impact.

The project area is located approximately one quarter-mile from Burnett Elementary School. The proposed land uses in the project area are not

ones that would be anticipated to involve the handling or emission of any hazardous materials. No impact would be anticipated.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list any lots within the project area as contaminated with hazardous materials.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

The site of the proposed project is not located within any airport land use plan.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

Please see VII (e) above for discussion.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact.

The component of the proposed project that would involve the development of a senior housing complex would be required to comply with all current Fire and Health and Safety codes and would be required by code to have posted evacuation routes to be utilized in the event of an emergency. The proposed project would not be expected to impair the

implementation of or physically interfere with an emergency evacuation plan from the building or any adopted emergency response plan.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact.

The project area is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact:

While development and operation of the proposed project would involve the discharge of water into the system, the project would not be expected to violate any wastewater discharge standards. The project area is in a part of the city that is not adjacent to any major water source. New development in project area would be required to comply with all state and federal requirements pertaining to preservation of water quality.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact.

The project area is in an urban setting with water systems in place that were designed to accommodate development. The operation of the

proposed land uses in the new Subarea 2 would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact.

The project area is in an urban setting and is not near any stream or river. All public rights-of-way are in place. No new streets are proposed as part of the project. The proposed project would result in minimal erosion or siltation on or off the site.

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?

No Impact:

The proposed project would be constructed with drainage infrastructure in place to avoid a situation where runoff would result in flooding or upset. Please see the response to VIII.c. above for further explanation.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

No Impact:

Please see the responses to VIII.c. and VIII.d. above for discussion.

f. Would the project otherwise degrade water quality?

Less Than Significant Impact.

During construction and operation, the project would be expected to comply with all laws and code requirements relative to maintaining water quality. The project would not be expected to significantly impact or degrade the quality of the water system.

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact:

According to Plate 10 of the Seismic Safety Element, the project area is located just outside of the inundation limit of the 100-year flood. No impact to the project area would be anticipated.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact.

Please see the response to VIII.g. above for discussion.

i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact.

The project area is not located where flooding would be expected to impact it, nor is it located within proximity of a levee or dam. There would be no impact.

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact.

According to Plate 11 of the Seismic Safety Element, the project site is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

Less Than Significant Impact.

The proposed project would be the establishment of a Subarea 2 in the Atlantic Avenue Planned Development District (PD-25), which has a northern boundary at Willow Street and a southern boundary at Pacific

Coast Highway. Subarea 2 would encompass the southwest quadrant of the Willow Street / Atlantic Avenue intersection, with the Pacific Electric Railroad right-of-way functioning as the southwest boundary of the subarea. The designated subarea is illustrated on Attachment 1, which is Page 6 of Los Angeles County Assessor's Map Book 7208. The project area is also located in the Central Redevelopment Project Area (CPAC). A notable landmark in the area is the Long Beach Memorial Hospital / Miller Children's Hospital campus, located further north along Atlantic Avenue. Neighborhoods surrounding the project area are built-out with residential land uses in the interior and commercial land uses on the corridors. The two components of the proposed project, the creation of a Subarea 2 in PD-25 and a proposed 66-unit, low-income senior housing complex, would be appropriate for the area. The components of the proposed project would not be expected to physically divide any established community.

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The project area has more than one General Plan Land Use District, as listed on page two of this document. The required discretionary applications for the proposed project include a General Plan Amendment, a Zone Change from R-1-N and CCA to PD-25, a Text Amendment to PD-25, including new development standards, and a Site Plan Review for the senior housing component. All of the discretionary applications would be voted upon by the Planning Commission and would be the required vehicles in order for the project to not conflict with any land use plans or regulations. As proposed, the project area would not be anticipated to have a significant impact upon, or conflict with, the applicable land use regulations.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact:

The project area is located in an urban setting. No habitat conservation plan or natural community conservation plan would be impacted by the project.

X. MINERAL RESOURCES

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact.

The project area is located in an urbanized setting. New development in the project area would not impact or result in the loss of availability of any known mineral resource.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact.

Please see X (a) above for discussion.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project would include the establishment of a Subarea 2 in PD-25 and the development of a 66-unit, low-income senior housing complex at 2555 Atlantic Avenue.

a. Would the project result in a significant lose of pervious surface?

Less Than Significant Impact.

The senior housing component of the proposed project would require some structures to be demolished before new construction could occur.

This component could result in some loss of pervious surface but it would not be anticipated to be significant.

b. Would the project create a significant discharge of pollutants into the storm drain or water way?

Less Than Significant Impact.

The senior housing component of the proposed project would not be anticipated to discharge a significant level of pollutants into the storm drain. The impact would be expected to be less than significant.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

Less Than Significant With Mitigation Incorporated.

It would be necessary for the applicant to practice Best Management Practices during development of the senior housing component of the proposed project. Due to the urban setting and the size of the project site, the following mitigation measures shall apply:

XI-1 Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

XI-2 Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."

(Source: Section 18.95.050 of the Long Beach Municipal Code).

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types

of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact With Mitigation Incorporated.

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During periods of demolition and construction, the development may cause temporary increases within the ambient noise levels but it is not expected to exceed established standards. However, project construction must conform to the City of Long Beach Noise Ordinance with regard to when it takes place. Due to the close proximity of the project site to existing retail and residential buildings, the following mitigation measure shall apply:

XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact.

The proposed project could expose persons to periodic ground borne noise or vibration during phases of demolition and construction. However, this type of noise would be typical for a construction site and would be expected to have a less than significant impact.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact.

Although the proposed project could result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project, given the proposed land use, the permanent increase would not be expected to be substantial. Therefore, such an increase would not be expected to require mitigation.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact.

Development of the proposed project would involve temporary noise typically associated with new construction. Such noise could create a temporary increase in the ambient noise level in the surrounding neighborhood. Once the proposed project is completed, the noise levels created by the project would be expected to be non-disruptive and consistent with other similar developments in the neighborhood.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact:

The proposed project is not located within any airport land use plan.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

No Impact:

The proposed project is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

Less Than Significant Impact.

One component of the proposed project would create a Subarea 2 in PD-25 that could result in new development in the future. Another component of the proposed project would be the development of a low-income senior housing complex consisting of 66 units with 34 on-site parking spaces. This component would introduce a new housing type into the neighborhood. The new units could be occupied by residents already in the immediate neighborhood or in the greater Long Beach area. The senior housing complex would not be classified as "substantial" growth.

b. Would the project displace substantial numbers of existing housing , necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact.

The proposed project area would encompass some lots already acquired by the Redevelopment Agency. Other lots occupied by residential units in the project area would remain and would continue to function as housing. The component of the proposed project that would be a senior housing complex would include the demolition of some structures. The new

complex would provide 66 new units targeted for low-income senior residents. Any impact would be anticipated to be less than significant.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact.

Please see the response to XIII.b. above for discussion.

XIV. PUBLIC SERVICES

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood. The District has been operating at or over capacity during the past decade.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

Less Than Significant Impact.

The proposed project would include the creation of a Subarea 2 in PD-25 and senior housing complex consisting of 66 low-income units. The senior housing component would be plan checked and inspected by the Fire Department to ensure compliance with all applicable requirements of the Fire Code. As a result, the proposed senior housing would not be expected to have an adverse impact upon Fire services.

b. Police protection?

Less Than Significant Impact.

The project area would be served by the Police Department's West Division. During review of the senior housing component and any subsequent development projects in Subarea 2, the Police Department would have the opportunity to provide verbal and written input to the applicant regarding defensible design, security lighting, locks, and other related issues. New developments in the project area would not be anticipated to have an adverse impact upon Police services.

c. Schools?

No Impact.

The senior housing component of the proposed project would be the development of 66 low-income, senior housing units. The units would not be anticipated to house any school-age children. The anticipated impact of the proposed project upon the local schools would not be expected to be adverse.

d. Parks?

Less Than Significant Impact With Mitigation Incorporated.

The project area would be located in one of a sector of the City that is park deficient. At the time of issuance of building permits, the applicant would be required to pay a Park Impact Fee based upon the type and quantity of dwelling units to be constructed. While the required fee would not compensate for the lack of parks in the immediate vicinity of the project site, the monies collected would assist in the acquisition and development of future park sites in the City.

e. Other public facilities?

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact

The senior housing component of the proposed project could potentially increase the use of existing nearby park facilities in the City. However, the increased use by the senior residents would not be expected to result in physical deterioration. Development of the project would not be anticipated to place an increased burden on the recreational facilities of the City. And, as indicated in XIV.d., a Park Impact Fee would be collected, based upon the type and number of dwelling units constructed.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact.

The proposed senior housing component of the project would provide on-site open garden and terrace areas and a multi-purpose room that would be available to all of the residents. Each unit would also have private open space. The project would not require the construction or expansion of any facilities that would have an adverse physical effect upon the environment.

XVI. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less than Significant Impact.

The proposed project consists of two components, the creation of a new Subarea 2 in PD-25 and a 66-unit, low-income senior housing complex. Neither component would be anticipated to have an impact upon the streets and intersections in the area that would be substantial to the point of congestion. The project area could accommodate the expected

volumes of the proposed senior housing. The increased impact would be expected to be less than significant.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less than Significant Impact.

Please see XV (a) for discussion. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact.

Access to the senior housing component of the proposed project would be from Vernon Street. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any design issues relating to access prior to the issuance of building permits to ensure that any impact would be less than significant.

e. Would the project result in inadequate emergency access?

Less Than Significant Impact.

During preliminary review and plan check, the Fire Department and Police Department would both have input into the floor plans and the vehicular and pedestrian accesses for the senior housing component of proposed project. As a result, the project would not be expected to result in inadequate emergency access. The same process would apply for any subsequent new development in the newly created Subarea 2.

f. Would the project result in inadequate parking capacity?

Less Than Significant Impact.

The senior housing component of the proposed project would provide 34 covered parking spaces at grade. According to the project plans, the amount of parking provided meets the amount of parking required for the proposed land use. Provided the parking spaces are utilized as they were intended, the proposed project would not be expected to result in an inadequate parking supply.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact:

The project area would be located along Willow Street and Atlantic Avenue, which are both transit routes. As proposed, the components of the proposed project would not be expected to conflict with any adopted policies related to Long Beach Transit or any other alternative forms of transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate**

capacity to serve the project's projected demand in addition to the provider's existing commitments?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not be expected to place an undue burden on any utility or service system. The project would include the establishment of Subarea 2 in PD-25, the adopted Zoning for Atlantic Avenue. The area is an urbanized setting with established utilities and services in place. The project would also result in 66 low-income senior housing units, which could be accommodated by the existing system.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact.

The proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact.

The amendment to PD-25 to create a Subarea 2 with associated development standards would provide for future development alternatives

at the Willow Street/Atlantic Avenue node. The proposed senior housing development would offer a new residential choice for the senior population in the City and would be an addition to the growing synergy on Atlantic Avenue. Together, the two components of the project would foster opportunity. They would not be anticipated to have impacts on the environment that would be cumulatively considerable.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.

**MITIGATION MONITORING PLAN
MITIGATED NEGATIVE DECLARATION 32-04
PD-25 AMENDMENT TO CREATE SUBAREA 2
MENORAH HOUSING SENIOR COMPLEX AT 2555 ATLANTIC AVENUE**

II. AIR QUALITY

II-1 As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stock piles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

TIMING: During all phases of construction of the project.
ENFORCEMENT: Building Bureau

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

XI-1 Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

TIMING: Prior to issuance of the grading permit.

ENFORCEMENT: Planning & Building Department

- XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."
(Source: Section 18.95.050 of the Long Beach Municipal Code).

TIMING: Prior to issuance of the grading permit.

ENFORCEMENT: Planning & Building Department

XII. NOISE

- XII-1** Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

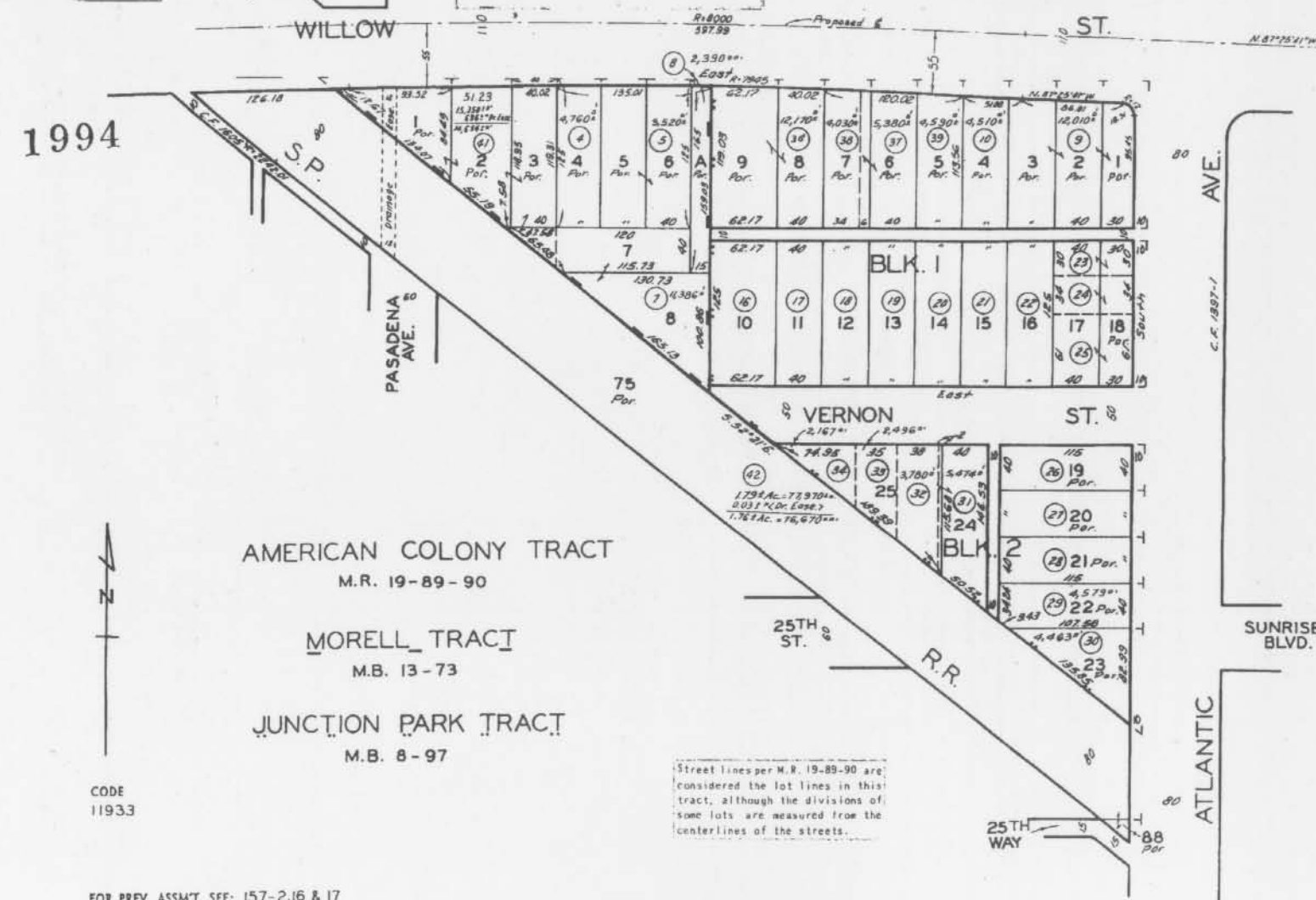
TIMING: During all phases of construction of the project.

ENFORCEMENT: Building Bureau

7208 6
SCALE 1" = 80'

3-28-86
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710924300
740201
740610
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940225

REVISED
3-25-83-P



CODE
11933

FOR PREV. ASSM'T. SEE: 157-2,16 & 17

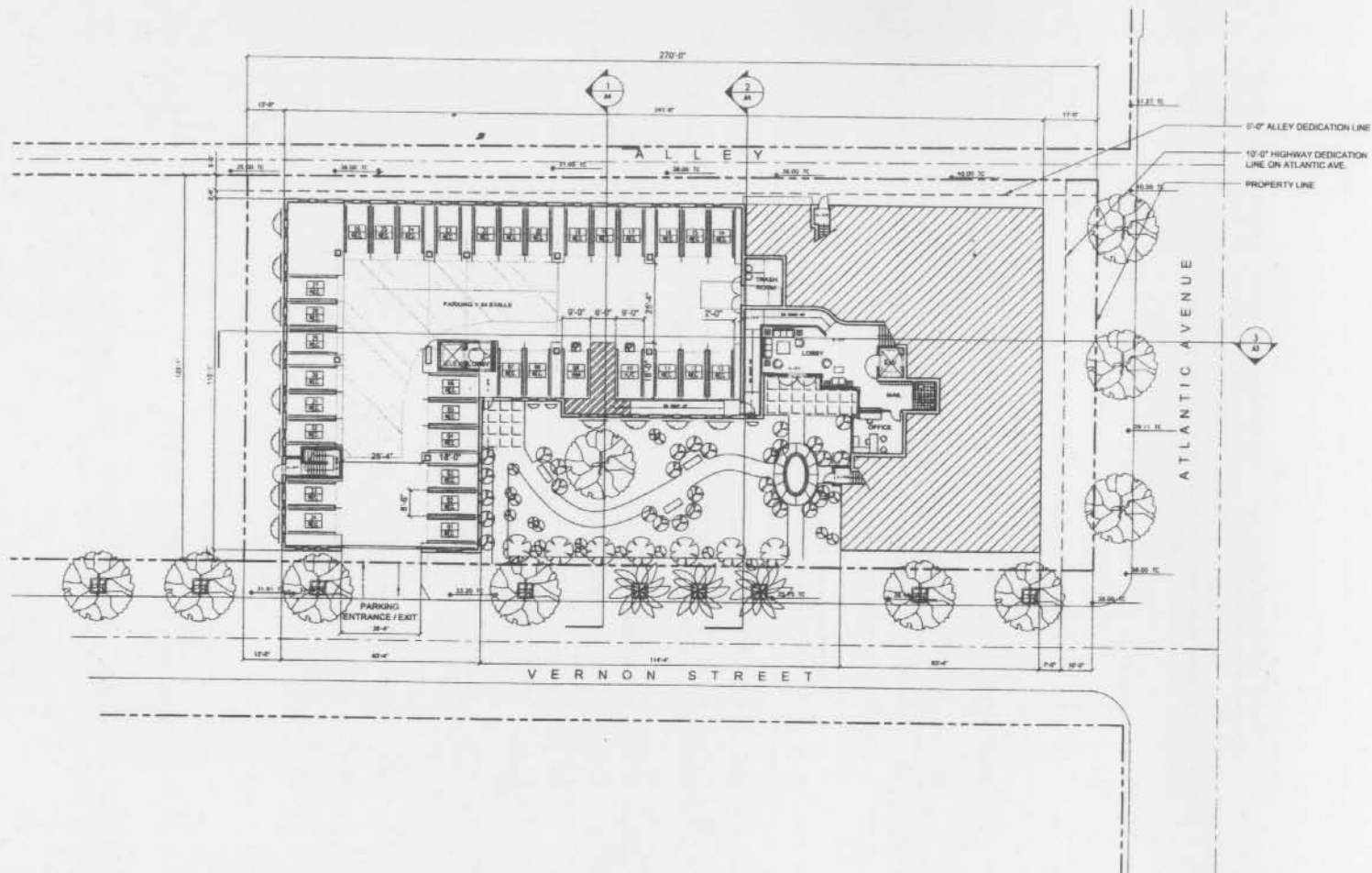
MAR 18 1994
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

VICINITY MAP



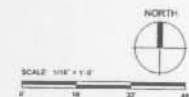
Project Site: PD-25 and 2555 Atlantic Avenue
Southwest quadrant of the Willow Street /
Atlantic Avenue intersection.

Project: Creation of a Subarea 2 in the Atlantic
Avenue Planned Development District.
Development of a low-income senior
housing complex at the northwest corner
of Atlantic Avenue and Vernon Street. The
complex would consist of 66 units and 34
covered parking spaces at grade.



A1.1 PARKING LEVEL

ATLANTIC / VERNON SENIOR HOUSING
575 EAST VERNON STREET
LONG BEACH, CA
FOR
MENORAH HOUSING FOUNDATION





ATLANTIC AVENUE ELEVATION



VERNON STREET ELEVATION

A4
ELEVATIONS

ATLANTIC / VERNON SENIOR HOUSING

575 EAST VERNON STREET
LONG BEACH, CA

FOR
MENORAH HOUSING FOUNDATION

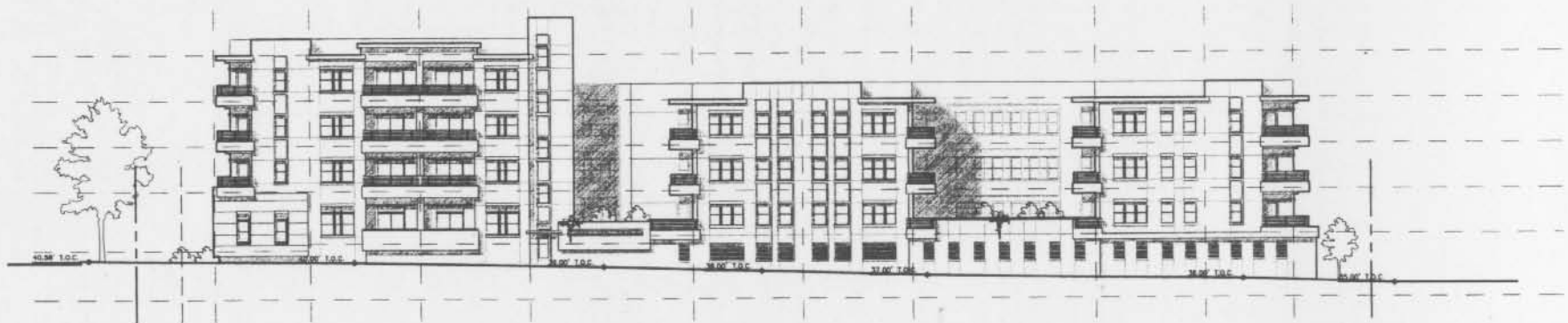
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01/01/2009
REV 08/11/2009
REV 11/06/2009
REV 02/17/2009
REV 03/12/2009



REAR ELEVATION



ALLEY ELEVATION

ATLANTIC / VERNON SENIOR HOUSING
575 EAST VERNON STREET
LONG BEACH, CA
FOR
MENORAH HOUSING FOUNDATION

A5
ELEVATIONS

SCALE 3/32" = 1'-0"



VAN TILBURG
BANVARD &
SODERBERGH, AIA
ARCHITECTS PLANNERS INTERIORS

02/01/2005
REV. 04/01/2005
REV. 11/04/2005
REV. 02/07/2006
REV. 04/15/2006